

REQUEST FOR COUNCIL ACTION

MEETING

DATE: 11-17-03

141 /

AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-9
ITEM DESCRIPTION: Annexation Petition #03-25 by Kelly and Kristi Madson to annex approximately 7.94 acres of land located along the south side of Highway 14 East and along the east side of 40 th Avenue SE. The property is located in the West ½ NW ¼ SW ¼ Section 4 Marion Township.		PREPARED BY: Theresa Fogarty, Planner

November 13, 2003

City Planning and Zoning Commission Recommendation:

The City Planning and Zoning Commission reviewed this annexation request on November 12, 2003. The Commission found that this property is adjacent to the city limits and can be served by city water services by extending the water system through this property to the NE side providing for a planned looped system to serve this and adjoining properties to the east. The Planning Commission therefore recommends approval of this request.

Mr. Haeussinger moved to recommend approval of Annexation Petition #03-25 by Kelly and Kristi Madson. Ms. Petersson seconded the motion. The motion carried 8-0.

Planning Department Recommendation:

See attached staff report, dated November 4, 2003.

Minnesota Statutes now specify that the property taxes payable in the year an annexation is effective shall be paid to the Township. For the five years following the annexation, the City must make a cash payment to the Township equaling 90%, 70%, 50%, 30% and 10% of the Townships share of the taxes in the year the property was annexed. The Township Taxes on this property for 2004 is \$694.78.

Council Action Needed:

1. Following the public hearing, if the Council wishes to proceed as petitioned, it should instruct the City Attorney to prepare an ordinance to be adopted and transmitted to the MN Planning /Office of Strategic and Long Range Planning. The motion shall also include that all land included in this annexation be zoned "H - Holding" upon annexation.

Attachments

1. Staff report, dated November 4, 2003.
2. Draft copy of the minutes of the November 12, 2003, CPZC meeting

Distribution:

1. City Administrator
2. City Clerk
3. City Attorney: Legal Description Attached
4. City Finance Director: Tax Information Attached
5. Planning Department File
6. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, November 17, 2003 in the Council Chambers at the Rochester / Olmsted County Government Center.
7. McGhie & Betts, Inc.

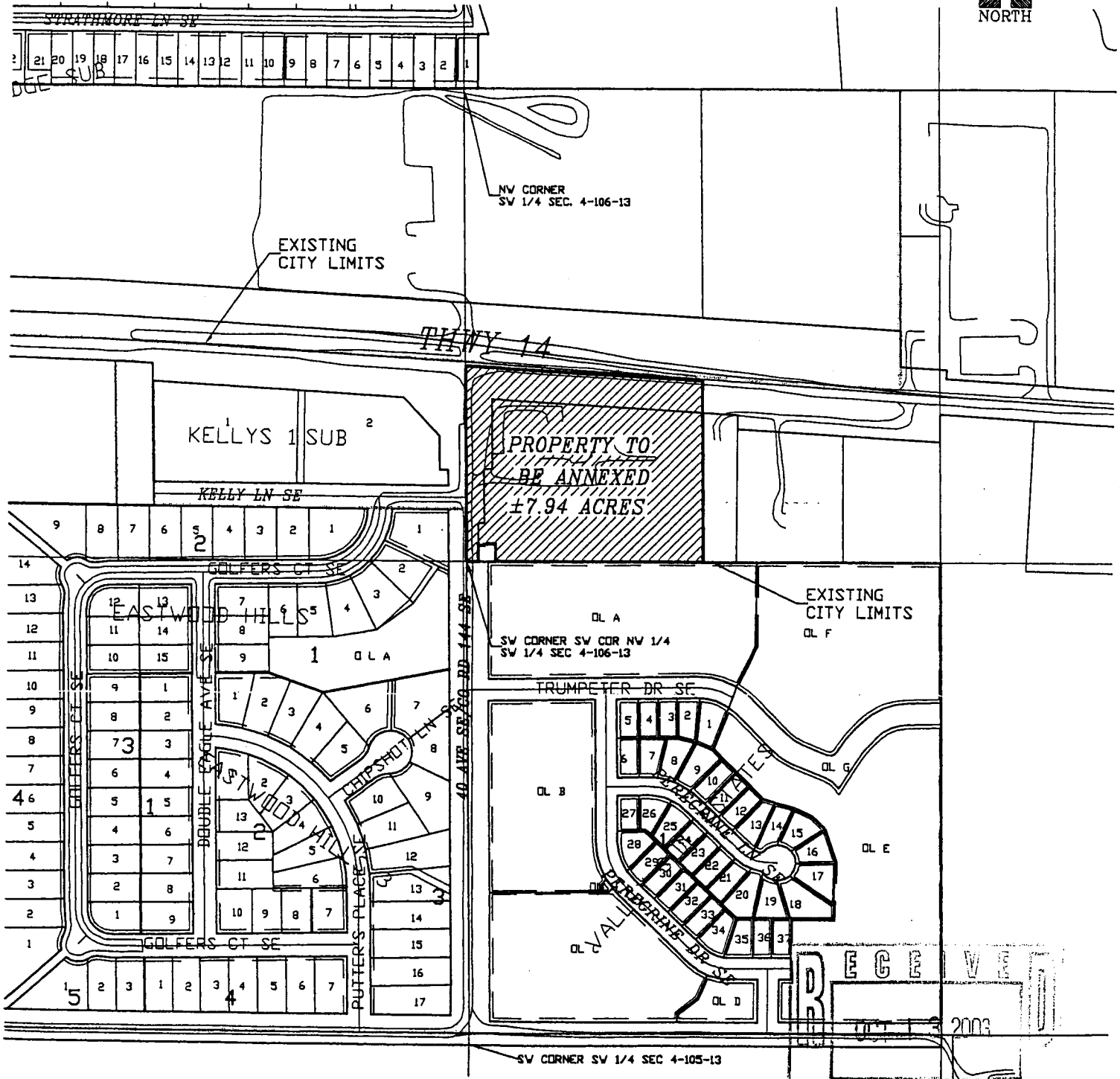
COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

142

ANNEXATION EXHIBIT

DESCRIPTION:
SEE ATTACHED

SCALE 1" = 400'



FOR :

BOB'S CONSTRUCTION
KELLY & KRISTI MADSON
4006 HWY 14 EAST
ROCHESTER MN 55904

Land Surveying
Urban-Land
Planning
Consulting - Civil
Engineering

1648 Third Avenue S.E.
Rochester, MN 55904

McGhie



Geotechnical
Engineering
Construction Material
Testing
Landscape
Architecture

SCALE: 1" = 400'

DRAWN BY: JJJ

DATE: 10/09/03

ACCT. NO.: 7338/3422 Cadd No. 3422ANNE

143 /

Draft Minutes of the City Planning & Zoning Commission
Date of Hearing: November 12, 2003

ANNEXATION:

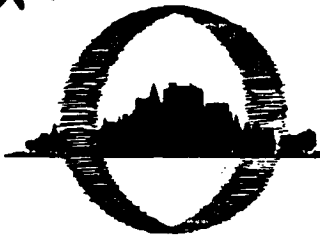
Annexation Petition #03-25 by Kelly and Kristi Madson to annex approximately 7.94 acres of land located along the south side of Highway 14 East and along the east side of 40th Avenue SE. The property is located in the West ½ NW ¼ SW ¼ Section 4 Marion Township.

Mr. Haeussinger moved to recommend approval of Annexation Petition #03-25 by Kelly and Kristi Madson as recommended by staff. Ms. Petersson seconded the motion. The motion carried 8-0.

144

ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744



COUNTY OF
Olmsted

www.olmstedcounty.com/planning



TO: City Planning and Zoning Commission

FROM: Theresa Fogarty, Planner

DATE: November 4, 2003

RE: Annexation Petition #03-25 by Kelly and Kristi Madson to annex approximately 7.94 acres of land located along the south side of Highway 14 East and along the east side of 40th Avenue SE. The property is located in the West ½ NW ¼ SW ¼ Section 4 Marion Township.

Planning Department Review:

Applicants/Owners:

Kelly and Kristi Madson
4006 Highway 14 East
Rochester, MN 55904

Architect/Engineer:

McGhie & Betts, Inc.
1648 Third Avenue SE
Rochester, MN 55904

Existing Land Use:

This property is currently developed land consisting of a single family dwelling and storage buildings used to the existing siding business.

Existing Zoning:

The property is zoned A-4 (Agricultural Urban Expansion) District on the Olmsted County zoning map.

Future Zoning:

The applicant is proposing to develop this property as a commercial-industrial site. It is recommended that this property be placed in the "I" Interim zoning district. The property owner will be petitioning for Commercial / Industrial zoning on the property at a later date.

Land Use Plan:

This property is designated for "commercial" use on the Rochester Urban Service Area Land Use Plan.

Adjacency to the Municipal Limits:

The property is adjacent to the city limits along its southern boundary.

Sewer & Water:

This area is within the Rose Harbor High Level Water System Area, which is currently available along the SW side of this property. This water system must be extended through this property to the NE side per our requirements to provide for a planned looped system to serve this and the adjoining properties to the east.



145 ✓

Utilities:

Pursuant to Minnesota Statutes 414.033 (subd. 13), a municipality must notify a petitioner that the cost of electric utility service may change if the land is annexed to the municipality. A notice has been provided to the applicant.

Townboard Review:

Minnesota State Statutes require that the Townboard members receive a written notice, by certified mail, 30 days prior to the public hearing. The City Council will hold a public hearing on this item on Monday, November 17, 2003. The City Clerk has sent the certified 30 day notice.

Referral Comments:

Report Attachments:

1. Annexation / Location Map

Staff Recommendation:

This property is adjacent to the City limits and can be served by city water services by extending the water system through this property to the NE side providing for a planned looped system to serve this and adjoining properties to the east.. The Planning staff recommends that the City proceed to adopt an ordinance annexing the property according to Minnesota Statutes 414.033, Subdivision 2(3).

